

## MEMORANDUM

**DATE:** March 24, 2021  
**TO:** All Planning Board Members  
**FROM:** Paul Taft, Building Inspector  
**RE:** Site Development Application for Preliminary and Final Site Plan Approval  
Docket Number: PBDOC 002-21

O'Hara, Kristen  
15 Dusenberry Road  
Bronxville, NY 10708  
SBL: 10./1/6

Please be advised that the above referenced application has been reviewed and is being referred to the planning board for your review and preliminary & final site plan approval or denial in accordance with Village of Bronxville Municipal Code Section 310-26 Site plan approval. Link - <https://ecode360.com/9450950> The proposed work: Renovation, addition to one family residential property in One Family Residence A District (310-10). The proposed work creates an increase in FAR that is greater than 30% of existing FAR thereby 310-26 requires site plan approval as provided in 310-26 D as a material alteration. In addition to this requirement, the bulk requirements for the proposed work exceeds requirements for **front yard setback** (existing 24.86'; allowed 30'; proposed 19.8'; variance requested 10.2') and **building coverage** (existing 16.7%; maximum 22-1/2%; proposed 25% variance requested 2-1/2%). Approval for bulk requirement variance is required as per Village of Bronxville Municipal Code Section 310-51 from Zoning Board of Appeals. The proposed renovation/ alterations will be subject to a building code review once approvals have been obtained.

Please contact the Village of Bronxville Building Department if you have any questions.

cc. Design Review Committee  
Planning Board Counsel